

Memorandum

To: Planning Commission

From: Lori Peckol, AICP, Policy Planning Manager, 425-556-2411, lpeckol@redmond.gov
Jeff Churchill, AICP, Senior Planner, 425-556-2492, jchurchill@redmond.gov
Kim Dietz, Senior Planner, 425-556-2415, kdietz@redmond.gov

Date: February 24, 2016

Subject: **Marymoor Subarea Planning Update and Discussion**

MEETING PURPOSE

The purpose of this study session is to hear from representatives of the South Marymoor Subarea Committee and Marymoor Subarea Infrastructure Planning Study stakeholder group.

BACKGROUND

The City Council adopted a major update to the Southeast Redmond Neighborhood Plan in October 2014. The Marymoor Subarea is part of the Southeast Redmond Neighborhood generally bounded by Marymoor Park, SR 520, and the East Lake Sammamish Trail. The vision for the Subarea, as set out in the Plan, is to transition over time to be a walkable, denser subarea that features opportunities for living, employment, community gathering, education, shopping and commuting to other Redmond and regional destinations.

Resolution 1415, adopted with the neighborhood plan, established the South Marymoor Subarea Committee to recommend a land use transition strategy, and called for an infrastructure planning study for the Marymoor Subarea. Staff provided an update on the South Marymoor Subarea Committee's work regarding recommendations for transition regulations and the Marymoor Subarea Infrastructure Planning Study at the Planning Commission's December 9, 2015 meeting. In preparation for the Committee completing its recommendation, members expressed interest in meeting with the Commission to update the Commission on the Committee's progress and hear from Commissioners' regarding additional questions the Committee should consider as part of completing its recommendation.

STATUS UPDATE

South Marymoor Subarea Committee

The Committee's recent meetings have continued to focus on developing a preliminary preferred transition strategy that supports the vision contained in the Southeast Redmond Neighborhood Plan and allows for the continued economic vitality of manufacturing uses over their useful economic lives. The Committee's work has involved review of the City of Issaquah's Central Issaquah Plan and the City of Shoreline's 185th Street Station Subarea Plan for consideration of similar transition actions.

Using the feedback from the January 28 workshop and questionnaire, the Committee started refining its preferred transition strategy at its February 23 meeting. The Committee is likely to complete its recommendation in April or May. Planning Commission and City Council review and decision will follow.

Marymoor Subarea Infrastructure Planning Study

The purpose of this study is to support the vision for the Marymoor subarea by creating an infrastructure plan that includes the types, conceptual design for, and conceptual locations of transportation, water/sewer, stormwater, and park and trail infrastructure needed to serve future growth; and, developing a transit-oriented development strategy, affordable housing strategy, and other recommendations for development regulations that are aligned with infrastructure needs and implement the adopted vision.

Since December, HDR has begun the water/wastewater planning, conceptual design and cost estimating phases of the study. Heartland has recently begun the economic analysis of the study as well. Staff anticipates that draft conceptual design and cost estimates will be complete in February and that a draft economic analysis will be complete in March.

Next steps include developing companion zoning regulations and incentives. Staff anticipates Planning Commission review beginning in the early summer, together with review of the South Marymoor Subarea Committee's transition strategy recommendation.

APPROACH FOR FEBRUARY 24 STUDY SESSION

At the Commission's February 24 meeting, staff plans to present a brief recap of the status and progress for the two Marymoor subarea initiatives. South Marymoor Subarea Committee and Marymoor Subarea Infrastructure Planning Study stakeholder group representatives will be present to update the Commission on the Committee's progress and hear from Commissioners' regarding additional questions the Committee should consider in completing its recommendation.

Please contact Jeff Churchill or Kimberly Dietz prior to the meeting with questions or concerns.